

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2001 – 2011**

**79TH STREET/SOUTHWEST HIGHWAY
Redevelopment Project Area
Designated October 3, 2001**



July 23, 2013

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by
**CITY OF CHICAGO DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
AND
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Executive Summary

79th STREET/SOUTHWEST HIGHWAY REDEVELOPMENT PROJECT AREA



- Designated: October 3, 2001
- Expires: December 31, 2025
- 307 acres
- 742 parcels at time of designation

The 79th Street/Southwest Highway Redevelopment Project Area (“RPA”) was designated to help replace underutilized commercial structures along Western Avenue, 79th Street, Southwest Highway and Kedzie Avenue with mixed-income residential projects that serve the area's housing needs. In adjusting land uses to contemporary needs, the RPA is also intended to reinforce various commercial nodes to create a cohesive retail community that serves adjacent neighborhoods. Specific priorities include land assembly and site preparation projects that are conducive to modern development, particularly for senior housing projects. Additionally, the RPA promotes select rehabilitation projects, where appropriate.

79th Street/Southwest Highway RPA Activity 2001-2011

INVESTMENT SUMMARY

- \$21.5 million in total private development value
- \$3.0 million in TIF Funds leveraged \$18.5 million in other financing
- \$3.0 million of TIF invested to support affordable senior housing development
- \$2.0 million of TIF Funds allocated for infrastructure improvements

PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 6.1 percent

DEVELOPMENT

- 76 new affordable residential rental units for seniors

JOB CREATION

- Construction Jobs – Estimated 85 one-year full-time equivalent construction jobs created

Total TIF-Eligible Project Costs and Expenditures through 2011 [1]

Permissible Cost Category	Estimated Project Costs	Project Costs Expended Through 2011	
		Expenditures	Percent of Total
1. Professional Services	\$ 700,000	\$ 172,485	24.6%
2. Marketing of Sites	N/A	\$ 0	N/A
3. Property Assembly & Site Preparation	\$ 7,000,000	\$ 950,000	13.6%
4. Rehabilitation of Existing Buildings	\$ 1,300,000	\$ 2,000,000	153.8%
5. Public Works or Improvements	\$ 1,000,000 [1]	\$ 1,057,795	105.8%
6. Job Training	\$ 500,000	\$ 0	N/A
7. Financing Costs	N/A	\$ 0	N/A
8. Increased Education Costs	N/A	\$ 0	N/A
9. Capital Costs	N/A	\$ 0	N/A
10. Relocation Costs	\$ 1,500,000	\$ 0	N/A
11. Payment in Lieu of Taxes	N/A	\$ 0	N/A
12. Interest Costs	\$ 1,500,000	\$ 0	N/A
13. Affordable Housing Construction	\$ 500,000 [1]	\$ 0	N/A
14. Day Care Reimbursements	\$ 500,000	\$ 0	N/A
Total Redevelopment Project Costs	\$ 14,500,000	\$ 4,180,280	28.8%

[1] Additional detail provided in Exhibit 2.

1. Redevelopment Project Area Information

In July 2010, the Tax Increment Financing (“TIF”) Allocation Redevelopment Act 65 ILCS 5/11-74.4-1, et seq. (“TIF Act”) was amended to require municipalities to assemble a status report covering the history and performance of TIF districts that have been in existence for 9 to 10 years. The TIF Act requires the report to detail:

1. The amount of revenue generated within the district;
2. Expenditures made for the Redevelopment Project Area (“RPA”), including TIF fund expenditures;
3. Status of planned activities, goals and objectives, including new and planned construction;
4. The amount of public and private investment within the TIF district; and
5. Other relevant evaluation or performance data.

The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2011 calendar year and the 2010 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects or more recent changes to the RPA boundary, is reported as of December 2012.

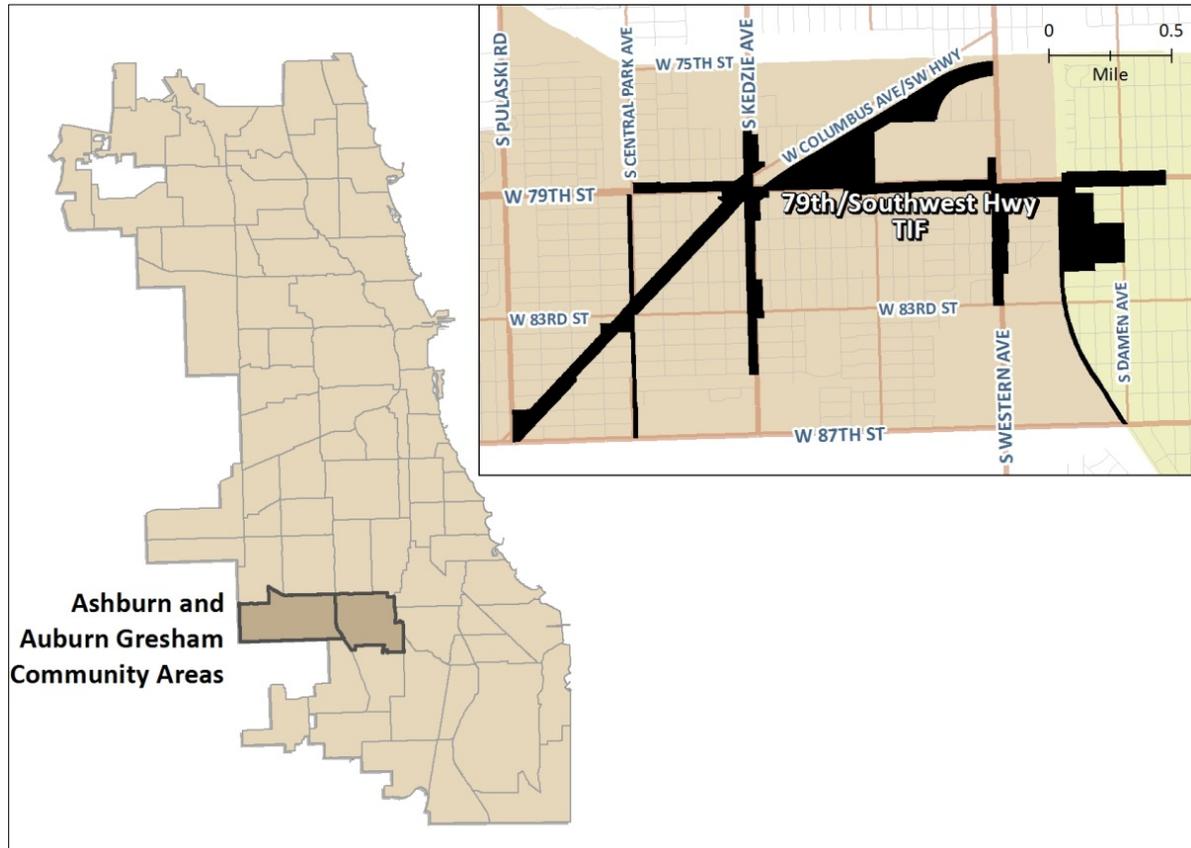
Detailed data on the 79TH Street/Southwest Highway RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment Agreements, Intergovernmental Agreements, capital improvement expenditures, and TIF-funded program databases (Small Business Improvement Fund, Neighborhood Improvement Program, and TIFWorks) to track financial and programmatic performance. Data sources are referenced throughout this Report.

Project Area Context and Background

The approximately 307-acre 79th Street/Southwest Highway RPA is located in the Ashburn and Auburn Gresham community areas approximately nine miles southwest of the City’s central business district (“the Loop”). The RPA generally encompasses the commercial properties along West 79th Street between Pulaski Road and Honore Street, West Columbus Avenue/Southwest Highway between 79th and 87th Streets, South Kedzie Avenue between 77th and 85th Streets, and South Western Avenue between 79th and 83rd Streets. The RPA boundary is shown in **Exhibit 1** on the following page.

The RPA was designated as a TIF district on October 3, 2001, and is expected to expire no later than December 31, 2025. No amendments to the 79th Street/Southwest Highway Tax Increment Financing Redevelopment Project and Plan (the “TIF Plan”) occurred through December 31, 2011.¹

¹ The original TIF Plan is provided on the City’s website at:
http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/plans/T_112_79thSWHighwayRDP.pdf.

Exhibit 1. 79th Street/Southwest Highway RPA**Conditions at Time of TIF Creation**

The 79th Street/Southwest Highway RPA was determined to be eligible for TIF designation as a “conservation area” under the TIF Act, which requires that at least 50 percent of buildings be 35 years of age or older, and three additional eligibility factors be present to a meaningful extent and reasonably distributed throughout the RPA. The following eligibility factors were described in the 79th Street/Southwest Highway TIF Plan:

- 61 percent of structures were found to be at least 35 years of age or older
- Eligibility factors present:
 - Deterioration of buildings (21 percent) and site improvements (49 percent)
 - Presence of structures below minimum code standards (42 percent)
 - Decline in growth of equalized assessed value in three of the last five years

The RPA was designated to help replace underutilized commercial structures along Western Avenue, 79th Street, Southwest Highway and Kedzie Avenue with mixed-income residential projects that serve the area's housing needs. The RPA is also intended to reinforce various commercial nodes to create a cohesive retail community that serves adjacent neighborhoods, adjusting land uses to contemporary needs. Specific priorities include land assembly and site preparation projects that are conducive to modern development, particularly for senior housing projects. Additionally, the RPA promotes select rehabilitation projects, where appropriate.

Goals and Objectives for the RPA

The primary goals of the 79th Street/Southwest Highway RPA are:

- Creation of new housing opportunities for City residents, including senior citizens;
- Encouragement of new residential uses around existing and proposed commuter rail stations;
- Revitalization of key commercial areas and elimination of underutilized commercial areas, to serve the surrounding residential communities;
- Reduction or elimination of those conditions which qualify the RPA as a conservation area;
- Contribution to the economic well-being of the City;
- Creation of jobs in the RPA; and
- Creation of an environment within the RPA that will contribute to the health, safety and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the RPA, and that will stimulate private investment in new construction, expansion and rehabilitation.

Redevelopment of the RPA is expected to encourage the revitalization of key commercial areas as well as new housing development, particularly for senior citizens. These goals are expected to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investments.

In furtherance of these overall goals of the RPA, the following fifteen (15) objectives were outlined in the TIF Plan:

1. **Create strong public and private partnerships** to capitalize upon and coordinate all available resources and assets;
2. **Assemble and prepare sites which are conducive to modern development;**
3. **Encourage the construction of new residential housing** in appropriate locations;
4. **Assist existing community organizations with the provision of new and rehabilitated housing opportunities;**
5. **Rehabilitate, where appropriate, existing commercial, residential and mixed-use structures;**
6. **Enhance the vitality of commercial corridors** by recruiting businesses to fill vacant structures and encouraging construction of new commercial buildings on vacant and underutilized lots;
7. **Repair and replace the infrastructure, where needed,** including but not limited to roads, sidewalks, public utilities and other public infrastructure;
8. **Improve existing utilities and roadways** to enhance the potential for development and accessibility of redevelopment sites;
9. **Study existing and future traffic conditions on arterial and neighborhood side streets; and improve traffic flow, safety and convenience** through traffic roadway and intersection

improvements, traffic lighting improvements, traffic calming strategies, and viaduct improvements;

10. **Enhance the appearance of the RPA** by landscaping the rights-of-way;
11. **Install streetscape elements**, such as lighting and street furniture, to enhance the appearance and image of the RPA.;
12. **Undertake appropriate environmental remediation measures on development sites**, according to customary procedures;
13. **Establish job readiness and/or job training programs** to provide potential employees with the skills necessary to secure jobs in the RPA;
14. **Secure commitments from employers within the RPA and adjacent project areas to interview graduates of the RPA's job readiness and/or job training programs**; and
15. **Promote women- and minority-owned businesses and affirmative action programs.**

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the 79th Street/Southwest Highway TIF Plan total \$14.5 million. Through 2011, \$4.2 million has been expended on TIF-supported projects within the RPA, representing 29 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the 79th Street/Southwest Highway Redevelopment Plan by statutory cost category.

Exhibit 2. TIF-Eligible Costs Described in Redevelopment Project and Plan

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2011	
			Expenditures	Percent of Total
1. Professional Services	Costs of studies, surveys, administration and professional services	\$ 700,000	\$172,485	24.6%
2. Marketing of Sites	Cost of marketing sites within RPA to prospective businesses, developers, investors	N/A	\$0	N/A
3. Property Assembly & Site Preparation	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	\$ 7,000,000	\$950,000	13.6%
4. Rehabilitation of Existing Buildings	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures	\$ 1,300,000	\$2,000,000	153.8%
5. Public Works or Improvements	Costs of construction of public works and improvements	\$1,000,000 [1]	\$1,057,795	105.8%
6. Job Training	Cost of job training and retraining, including "welfare to work" programs; retraining advanced vocational or career education provided by other taxing bodies	\$500,000	\$0	N/A
7. Financing Costs	Financing costs, including issuance of obligations	N/A	\$0	N/A
8. Increased Education Costs	Costs of reimbursing school districts for their increased costs caused by TIF assisted housing projects	[2]	\$0	N/A
9. Capital Costs	Taxing districts' capital costs resulting from Redevelopment Project	N/A	\$0	N/A
10. Relocation Costs	Relocation costs	\$1,500,000	\$0	N/A
11. Payment in Lieu of Taxes	Payments in lieu of taxes		\$0	N/A
12. Interest Costs	Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects	\$1,500,000	\$0	N/A
13. Affordable Housing Construction	Costs of construction of new housing units for low-income and very low-income households	\$500,000 [3]	\$0	N/A
14. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$500,000	\$0	N/A
TOTAL REDEVELOPMENT PROJECT COSTS [4]		\$14,500,000	\$4,180,280	28.8%

Source: 79th Street/Southwest Highway TIF Plan, dated June 1, 2001.

[1] Public Works or Improvements line item may include reimbursement of Capital Costs, as noted in the 79th Street/Southwest Highway TIF Plan.

[2] Line item was not explicitly included in TIF Plan Redevelopment Project Costs.

[3] TIF Plan includes line item for "New Construction as Permitted by the Act", which is shown as Affordable Housing Construction here. New construction may also include Public Works or Improvements costs.

[4] All costs may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor.

Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions.

2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the 79th Street/Southwest Highway RPA from its inception through December 31, 2011. A summary of non-TIF City funds expended in support of projects through the 2011 calendar year is also presented.

Growth in EAV and Revenue Generated within 79th St./Southwest Highway RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district's existence, as compared to the initial EAV at the time of the TIF's original adoption. The RPA's initial EAV as of October 3, 2001 was \$36,347,823.² As of December 31, 2011, the total taxable EAV (for tax year 2010) was \$74,626,790, representing growth of 105% from the initial EAV.³

Exhibit 3. Growth in EAV: Tax Year 2000 – 2010

Tax Year	EAV	% Increase from Initial EAV
2000 - Initial EAV	\$ 36,347,823	--
2010 - Current EAV	\$ 74,626,790	105%

Source: Cook County Clerk.

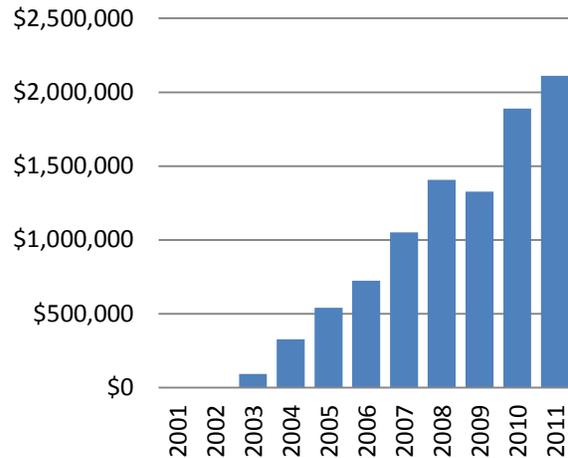
The 79th Street/Southwest Highway RPA generated a total of \$9.5 million in incremental property tax revenue from 2001 through the end of 2011, as displayed in **Exhibit 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2010, for which property taxes were collected in calendar year 2011.

² Office of the Cook County Clerk, Certificate of Initial Equalized Assessed Valuation. Initial EAV is from tax year 2000, the most recent EAV available at time of designation.

³ Office of the County Clerk Tax Increment Agency Distribution Summary, Tax Year 2010.

Exhibit 4. Incremental Property Tax Revenue Collected 2001 - 2011

Calendar Year	Incremental Property Tax Collected
2001	\$0
2002	\$0
2003	\$92,826
2004	\$327,681
2005	\$540,636
2006	\$724,690
2007	\$1,051,281
2008	\$1,406,500
2009	\$1,327,455
2010	\$1,889,783
2011	\$2,111,696
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2001-2011	\$9,472,548

Exhibit 5. Annual Incremental Property Tax Revenue Collected

Source: TIF Annual Reports: Section (7)(D) in 2000-2009 reports; Section 3.1 in 2010-2011 Reports. Property tax increment deposited in special tax allocation fund.

Transfers of TIF Funds

No funds were transferred (or “ported”) into or out of the 79th Street/Southwest Highway special tax allocation fund through December 31, 2011.

City Expenditures within the RPA

From 2001 to 2011, \$4.2 million in incremental property tax revenue was expended in support of projects within the 79th Street/Southwest Highway RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** (see page 7) by TIF-eligible cost categories outlined in the TIF Act.

The City of Chicago has allocated and expended additional non-TIF resources in support of TIF-funded projects within the 79th Street/Southwest Highway RPA. These investments include funds in support of affordable housing rehabilitation and infrastructure improvements. These additional non-TIF investments made between 2001 and 2011 total approximately \$6.1 million and are displayed in **Exhibit 6** on the following page.⁴

⁴ Capital Management System data is available from 2002 to 2011 and therefore, may exclude investments made in 2001. Only projects listed as “Active” or “Complete” are included in this Report.

Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2001-2011 [1]

Source of Funds	Use of Funds	Allocation
City Housing Loan	Wrightwood Senior Apartments	\$ 5,887,767
General Obligation Bonds	79th & Leavitt Viaduct Improvement	\$ 250,000
Total Non-TIF City Allocations on TIF-Supported Projects		\$ 6,137,767

Source: City of Chicago Capital Management System database; 79th Street/Southwest Highway Redevelopment Agreements

[1] Includes funds directly controlled by City or City sister agencies, and other non-TIF funds allocated by the City.

Declaration of Surplus Funds

A total of \$90,000 in the 79th Street/Southwest Highway special tax allocation fund has been declared surplus and returned to the Cook County Treasurer's Office ("Treasurer") for redistribution to various taxing agencies. Funds were declared surplus as follows:

- In December 2011, the City declared a surplus of \$90,000 in the 79th Street/Southwest Highway special tax allocation fund. In June 2012, the surplus funds were sent to the Treasurer.

3. Redevelopment Project Area Accomplishments

This chapter provides information on the status of TIF project activity, goals and objectives outlined in the 79th Street/Southwest Highway TIF Plan. Detailed information on TIF-supported projects within the 79th Street/Southwest Highway RPA is provided, followed by a discussion of additional performance metrics relevant to the TIF district.

RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the 79th Street/Southwest Highway RPA that are underway or have been completed, as of December 31, 2011, are provided in Exhibits 8 through 12 (see pages 12 – 13).

Key project information presented includes total project costs, TIF investment (to date and expected), public-to-private investment ratio, permanent employment counts obligated under Redevelopment Agreements (“RDAs”), and additional community impacts resulting from or expected to result from these projects. The tables include projects receiving TIF investment through RDAs and public infrastructure improvements receiving funds through various other City sources. Projects which have been allocated TIF funds, but for which no TIF expenditures have occurred, are presented in Exhibit 14 in the following section on planned projects (see page 16).

The TIF investments made via Redevelopment Agreements within the RPA, as reported in Exhibit 8, are displayed in Exhibit 7 below.

Exhibit 7. TIF-Funded Project Map

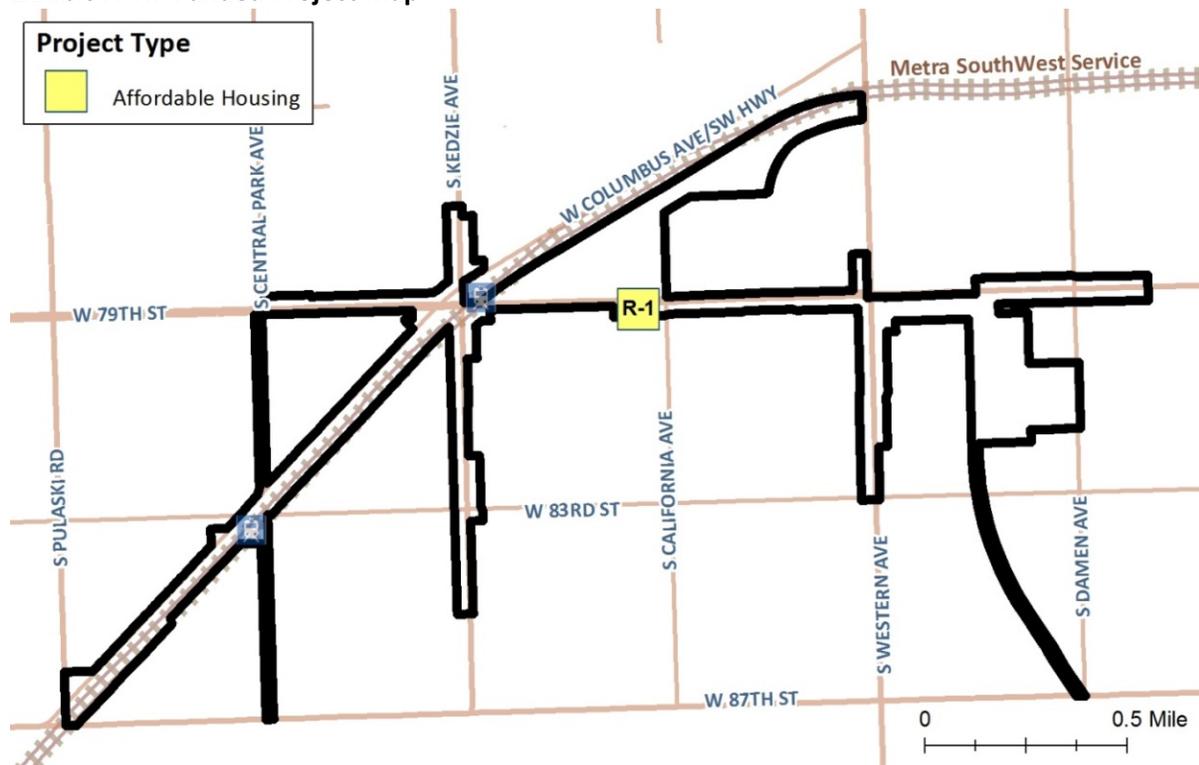


Exhibit 8. Redevelopment Agreement Projects

Map ID	Project	Status [1]	Total Project Cost [2]	TIF Funding Approved [3]	TIF Investment to Date [4]	Total Non-TIF Investment Expected [5]	Other City-Controlled Sources [6]		Ratio Non-TIF to TIF Invest.
							Source	Funding Amount	
AFFORDABLE HOUSING									
R-1	Wrightwood Senior Apartments	Complete	\$21,489,437	\$2,950,000	\$2,950,000	\$18,539,437	City Housing Loan	\$5,887,767	6.3:1
TOTAL			\$21,489,437	\$2,950,000	\$2,950,000	\$18,539,437		\$5,887,767	6.3:1

[1] "Complete" projects are those listed as "Complete" in the 2011 TIF Annual Report and/or with Certificate of Completion noted in the City's RDA and IGA database, dated November 6, 2012. "In Progress" projects are those indicated in TIF Annual Reports as being in progress as of December 31, 2011.

[2] Source: Redevelopment Agreement.

[3] Maximum TIF allocation from City Funds as specified in the Redevelopment Agreement, excluding interest and financing costs.

[4] 11/1/1999 to 12/31/2011, as noted in 2011 Annual Report.

[5] "Total Project Costs" less "TIF Funding Approved"

[6] Source: Redevelopment Agreement and City of Chicago Affordable Housing Plan Quarterly Reports.

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

Project	Project Address	Commercial Project Square Footage	RDA-Required Permanent Jobs [1]	Number of Housing Units	Affordability Level (Percent of AMI) [2]	Additional Expected Community Impacts
Wrightwood Senior Apartments	2815 W. 79th St.	0	0	5	15%	New affordable housing development for seniors aged 62 and older. Eighty-five affordable units provided. Apartment building will provide a mix of five studios, 70 one-bedroom and 10 two-bedroom units. Building and units shall be energy efficient, with a green roof, permeable paved parking lot, solar hot water, Energy Star HVAC systems, Energy Star appliances, and highly efficient lighting systems.
	2751-57 W. 79th St.			4	30%	
				67	60%	
				9	Market Rate	
TOTAL		0	0	85		

Source: Redevelopment Agreements, Community Development Commission project summaries, Affordable Housing Quarterly Reports.

[1] Minimum threshold required in the Redevelopment Agreement, if applicable.

[2] AMI: Area Median Income, as defined by the U.S. Department of Housing and Urban Development for the Chicago-Joliet-Naperville, IL area.

Exhibit 10. Intergovernmental Agreement Projects

No Intergovernmental Agreement projects have received TIF funding through December 2011.

Source: City’s RDA and IGA database, dated November 6, 2012 and IGAs provided by the City.

Exhibit 11. TIF-Funded Programs

No TIF-Funded Programs have been established in the RPA through December 2011.

Source: City’s RDA and IGA database dated November 6, 2012, SBIF Grant Agreements provided by the City, TIFWorks Grant Agreements provided by the City, Housing Quarterly Reports.

Exhibit 12. Public Infrastructure Projects

Project	Project Type	TIF Funding Allocated [1]	TIF Investment through 2011 [2]	Other City Controlled Sources		Description/ Key Community Impacts
				Source	Amount	
79th & Leavitt Viaduct Improvement	Public Improvements	\$606,200	\$605,968	Greater Southwest Industrial Corridor (East) TIF	\$606,200	Improvements to the viaduct clearance.
				2004 General Obligation Bonds	\$250,000	
18th Ward Recessed Parking Bays	Public Improvements	\$35,000	\$33,495	N/A	\$0	Construction of new recessed parking bays.
79th Street Lighting	Public Improvements	\$1,400,000 [3]	\$377,677	N/A	\$0	Installation of new arterial lighting on 79 th St. from Western to Wood Aves.
TOTAL		\$2,041,200	\$1,017,140		\$856,200	

[1] Source: Capital Management System database, 2002-2011. Projects listed as Complete or Active.

[2] Source: City of Chicago.

[3] Total allocation combines 2011 allocation of \$1,000,000 and 2012 allocation of \$400,000.

Additional Performance Metrics

Additional performance metrics associated with the RPA, including construction and permanent job creation, and change in equalized assessed value over time, are presented below.

CONSTRUCTION JOB CREATION

85 one-year full-time equivalent construction jobs

Temporary construction employment associated with private projects (those with RDAs) and public projects receiving TIF funds through IGAs has been estimated for this Report. For consistency, estimates for all projects were developed using IMPLAN, an economic impact modeling program, which incorporates local employment and economic data from the U.S. Bureau of Labor Statistics (“BLS”) and Bureau of Economic Analysis (“BEA”). The inputs for the IMPLAN analysis were derived from the actual project budgets, as presented in RDAs and IGAs.

Based on this methodology, an **estimated 85 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the 79th Street/Southwest RDA project that received TIF funding between 2001 and 2011.

PERMANENT JOB CREATION

In some cases, RDAs require private, TIF-supported projects to create or retain a certain number of permanent jobs as a condition of receiving TIF funding. None of the RDAs to date within the RPA have included such permanent job creation covenants.

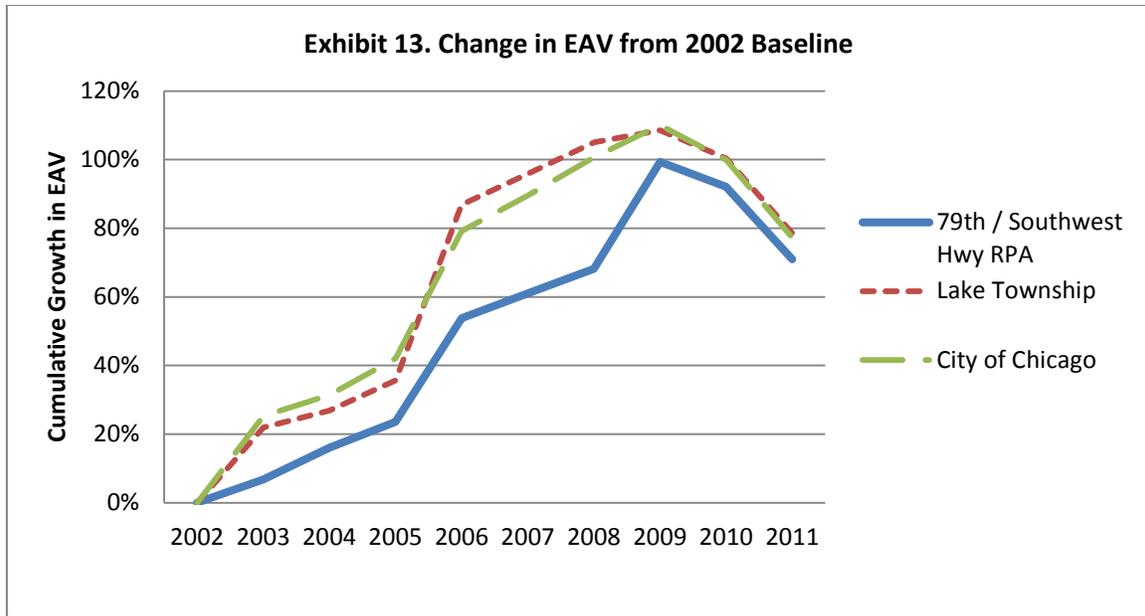
Permanent job creation associated with private, non-residential TIF-supported projects can be estimated using industry benchmarks and other available sources. However, as there are no commercial projects with RDAs in the 79th Street/Southwest RPA, permanent job creation has not been estimated.

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in equalized assessed value (EAV) over time in the 79th Street/Southwest Highway RPA to larger geographies is one indication of the relative growth in property values in the RPA. Growth in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth in total EAV for the RPA, Lake Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for tax years 2002 through 2011.⁵

Property values within the 79th Street/Southwest Highway RPA have grown at a **compound annual growth rate of 6.1 percent** from tax year 2002 through 2011, while EAV in Lake Township and the City of Chicago has grown at a compound annual growth rate of 6.7 percent and 6.6 percent, respectively.

⁵ The RPA tax codes were created in tax year 2002, so growth from tax year 2002 through tax year 2011 is displayed in **Exhibit 13**.



Source: Cook County Assessor's Office, EAV before exemptions.

Status of Planned Activities, Goals and Objectives

PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2011. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2012, but as of December 2011 had not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2011;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2011, or projects included in the City's 2012-2014 TIF Projection Reports as "potential projects."

Information on the planned project in the RPA is presented in **Exhibit 14** on the following page.

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
--	18th Ward Curbs/Gutters	East side of Kedzie Ave between 81st and 82 Streets	Public Improvements	N/A	\$1,450,544	This project includes improvements of gutters on Kedzie Ave.
TOTAL				N/A	\$1,450,544	

Source: Redevelopment Agreements, Intergovernmental Agreements, CDC reports, Capital Management System database, 2002-2011, TIF Projection Reports 2012-2014.

[1] Allocated TIF amount as specified in the Redevelopment Agreement, Intergovernmental Agreement, CDC report, TIF Projection Report, or Capital Management System database, excluding interest and financing costs.

Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the TIF Plan through 2011.

Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in 79th St/Southwest TIF Plan

Map ID	Project	Relevant Goals and Objectives Addressed
R-1	Wrightwood Senior Apartments	3, 13, 15
--	Public Infrastructure Projects	7, 9, 11

Source: Redevelopment Agreements, Intergovernmental Agreements, City of Chicago TIF Program Tracking Data, Capital Management System database.

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